

The General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS
PROJECT: PROPOSED 1.8M HIGH BOUNDARY FENCE
1 JAMES FOSTER DRIVE (LOT 17 DP 1273065)

1. Introduction

This Statement of Environmental Effects applies to a proposed 1.m high boundary fence at 1 James Foster Drive, Hallidays Point. The land is vacant and is described as Lot 17 DP 1273065 (the subject land).

The lot on which the proposed development is to be located is shown in **Figure 1**.

Figure 1 - Site Location

N ^ - Source: Midcoast Council Online Mapping



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This SEE provides and assessment of the impacts of the proposed development.

The decision-making process for the proposed development falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and take into account relevant matters for consideration. This report is intended to assist in this decision making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act as addressed in **Table 1**.

Table 1 Section 4.15 Matters

(a) the provisions of: (i) any environmental planning Instruments;	All relevant provision of the <i>Greater Taree Local Environmental Plan 2010</i> has been considered within this report.
(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved);	No draft EPI is considered to adversely impact the application.
(iii) any development control plan	The relevant provisions of the Greater Taree Development Control Plan 2010 are addressed within Section 4 of this report.
(iiia) and planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4;	The subject land is not known to be subject to a planning agreement.
(iv) the regulations (to the extent that they prescribe matters for the purpose of this paragraph)	Not Applicable.
(v) (Repealed)	-

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(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;	See below.
- context and setting	This matter is addressed in Section 4 below.
- Access, transport, and traffic	The proposal is consistent with the scale of development indicated in Council's planning policies and is not expected to adversely impact on the function of the local road network.
- Utilities	The subject land is serviced by all essential services.
- Heritage	Not applicable.
- Flora and Fauna	The proposed does not require the removal of any significant vegetation to facilitate the development.
- Natural Hazards	Not applicable.
- Site Design and Internal Design.	This matter is addressed in Section 4 below.
(c) The suitability of the site for the development	
Does the proposal fit within the locality?	This matter is addressed in Section 4 below.
Site attributions conducive to the development	This matter is addressed in Section 4 below.
(d) Any submissions made in accordance with this Act or the regulations;	For Council consideration.

The proposed fence is not integrated development.

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2. Statutory Planning Context

The land is zoned R1 General Residential in Greater Taree Local Environmental Plan 2010 (LEP 2010). A fence (being ancillary to the dwelling) is permissible in the R1 zone with Council consent.

Other provisions of Greater Taree Local Environmental Plan 2010 are addressed in **Table 2**.

Table 2 – Greater Taree Local Environmental Plan 2010 Considerations.

2.3 Zone Objectives and Land Use Table	Zoned R1 General Residential.	Wholly consistent.
4.3 Height of Buildings	Ensure height of a building is appropriate for the site.	N/A.
4.4 Floor Space Ratio	To ensure the density, bulk, and scale of the development is appropriate, integrated with the streetscape, and character of the area.	N/A.
4.6 Exemptions to Development Standards	To provide an appropriate degree of flexibility in applying certain development standards to achieve a better outcome.	N/A.
5.10 Heritage Conservation	To conserve the heritage significance of heritage items and heritage conservation area.	N/A.
5.11 Bush Fire Hazard Zone	Bush fire hazard reduction work authorised by the <i>Rural Fires Act 1997</i> may be carried out on any land without development consent.	N/A.
5.21 Flood Planning	To minimum the flood risk to life and property associated with the use of land, while allowing development that is compatible with the flood function and behaviour on the land.	N/A.

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6.3 Development Control Plan	To ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.	The proposed development has been assessed under the relevant development control plan in Part 4 of this report.
7.1 Acid Sulfate Soils	To ensure that development does not disturb, expose, or drain acid sulfate soils and cause environmental damage.	N/A.
7.11 Essential Services	Development consent must not be granted to development unless the consent authority is satisfied that the provision of services that are essential for the development are available or that adequate arrangements have been made to make them available when required.	Complies – the subject and has all available essential services.

3. The Proposed Development

The proposed development is the erection of a 1.8m high fence on the southern boundary and corner of Lot 17. The fence is proposed be made from Hebel materials with Evening Haze Colour.

The fence details are shown on the Development Plans attached to the Development Application.

It should be noted that the Subdivision Certificate endorsed By Council (see attached) included the following restriction on the land. The owner of Lot 17 has the authority under the 88b instrument to vary the requirement to enable Hebel fence construction to occur.

d) No fence shall be erected or permitted to remain along or adjacent to the southern boundaries of each of Lots 11, 12, 17 and 18 to Blackhead Road, Black Head, unless that fence is a COLORBOND style fence with minimum height of 1.8 metres and of "Evening Haze" colour; or in the event that such colour is no longer manufactured or available, then such other Colorbond colour as most closely resembles "Evening Haze".

STATEMENT OF ENVIRONMENTAL EFFECTS

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4. Development Control Plan 2010 Assessment

Part H of Council's Development Control Plan 2010 outlines the requirements for residential development on appropriately zoned residential in the Taree area. Part H states:

The Greater Taree LGA features a range of residential zones which permit a variety of residential accommodation types and densities within existing urban areas and future release areas. This chapter establishes the objectives, principles and controls which will guide the design of residential development in the LGA.

The objectives of Part H are as follows:

- *Encourage a variety and choice of housing types and sizes in localities;*
- *Ensure new housing integrates with the surrounding scale and character of the locality;*
- *Ensure that the impact of new housing on the amenity of surrounding properties is minimised.*

The proposed development is wholly consistent with the objectives of Part H of DCP 2010.

Part H2.10 of Greater Taree Development Control Plan 2010 outlines the front fencing requirements for residential development. An assessment against the other provisions of Part H2.10 is provided below.

Objectives

Ensure fencing does not dominate the streetscape and that it is integrated with, and positively contributes to, the character of the streetscape and the locality;

Ensure front fencing is integrated with the landscaping and building design;

Ensure a balance of privacy, safety and security for occupants of new and existing dwellings, whilst encouraging the opportunities for visual and social interaction and connection with the street;

Ensure that fences and walls are designed to help define the boundary between public and private spaces and to assist in highlighting the property's pedestrian entry point.

Performance criteria

1. Fencing should not block views from a dwelling towards the street or similarly obscure the visibility of the front entrance of a dwelling.
2. Where front boundary fencing is required, it is to be no taller than 900mm if solid and no taller than 1.5m if the fence has openings which make it at least 50% transparent. Fence materials and detail design is to be consistent with those of the character of fencing in the immediate locality.
3. The distance between modulating elements (indentations, posts, or engaged piers), should not be greater than 2.5m.

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4. Front fences must not exceed 10m in length without some articulation or detailing to provide visual interest, i.e. fence posts, engaged piers etc.

5. In locations (such as Crowdy Head), where front fences are not common, front boundary definition shall be achieved by hedging or other methods common to the local area.

6. All fencing behind the line of the dwelling/building façade, side and rear fences, may be a maximum of 1.8m.

Private Open Space Fencing

1. Where front fencing is utilised to provide screening to private open space it must be no higher than 1.5m if located on the front boundary. If proposed higher than 1.5m the fence must be located at least 1.2m from the property boundary. Private open space fencing must not exceed 1.8m.

2. Private open space fencing must demonstrate its adequacy for providing privacy to the development. Design treatments such as articulation, panelling, hedging, etc can be engaged to provide both privacy and contribute to the visual amenity of the streetscape.

Assessment

The existing structure being a front fence does meet the overall objectives or performance criteria of Part 4.10 of the DCP as outlines above, with the exception of being located on the boundary.

The site has extenuating circumstances that justify the variation to the DCP in this particular circumstance.

The site is located on a main road (Blackhead Road) with significant pedestrian and vehicular traffic passing the site each day. Pedestrian traffic also includes people that have visited the nearby Tavern during night time hours. These circumstances do not allow for the protection of privacy for the space areas of the two dwellings that exist on Lot 17 without the provision of a solid fence structure.

The proposed fence is required to enhance the privacy of the open space of Units 3 and 4 and is not visually offensive to pedestrians or road users travelling along Blackhead Road. It is also not inconsistent with other fence-built form at the James Foster Drive intersection. For these reasons a variation to the DCP requirements are justified in the circumstances of this case.

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5. Environmental Assessment

The land has reticulated water, sewer and electricity. There will be no adverse environmental impacts from the use of the structure as outlined below.

Vegetation

There is no vegetation required to be removed for the proposed development.

Acid Sulfate Soils

The subject land is classified as Class 5 ASS land under the provisions of GTCC LEP 2010. The proposal does not involve the disturbance of any soils.

Contamination

The subject land is not known to be potentially contaminated.

Aboriginal Heritage

There are no known Aboriginal heritage items on the land.

Bushfire

The subject land is not classified as bushfire prone buffer on Council's mapping.

Traffic and Access

The proposed development will have no adverse traffic impact.

Flooding

The subject land is not classified as flood prone buffer on Council's mapping.

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6. Conclusion

Information presented in this Statement of Environmental Effects indicates that the proposed development, being a 1.8-metre-high fence on the southern boundary and. Corner of 1 James Foster Drive, Hallidays Point, is justified for the location and a variation to the H2.10 requirements of the DCP is appropriate.

The potential impact of the proposed development has been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed development will not adversely impact upon the surrounding environment.

Yours faithfully

Midcoast Town Planning

A signed copy can be provided upon request.

TONY FISH

Town Planner

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:

Title System:

PLAN OF SUBDIVISION OF LOT 11 DP1062161

LGA: MID-COAST

Locality: BLACK HEAD

Parish: BERYAN

County: GLOUCESTER

Survey Certificate

I, Steven Peter Whiteman
 of 3 Wharf Street Forster, Po Box 510

a surveyor registered under the Surveying and Spatial Information
 Act 2002, certify that:

*(a) The land shown in the plan was surveyed in accordance with the
 Surveying and Spatial Information Regulation 2017, is accurate
 and the survey was completed on:, or

~~*(b) The part of the land shown in the plan (*being/*excluding **~~
~~.....)~~

was surveyed in accordance with the Surveying and Spatial
 Information Regulation 2017, the part surveyed is accurate and the
 survey was completed on: the part not surveyed
 was compiled in accordance with that Regulation, or

~~*(c) The land shown in this plan was compiled in accordance with the
 Surveying and Spatial Information Regulation 2017.~~

Datum Line: 'X'-Y'

Type: *Urban/*Rural

The terrain is ~~*Level Undulating / *Steep Mountainous.~~

Signature: Dated:

Surveyor Identification No.: 2309

Surveyor registered under
 the Surveying and Spatial Information Act 2002

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that
 is not the subject of the survey.

~~Crown Lands NSW/Western Lands Office Approval~~

~~I (Authorised Officer) in
 approving this plan certify that all necessary approvals in regard
 to the allocation of the land shown herein have been given.~~

~~Signature:~~

~~Date:~~

~~File Number:~~

~~Office:~~

Subdivision Certificate

I, Adam Matlawski

*Authorised Person/*General Manager/*Registered Certifier, certify
 that the provisions of s.6.15 of the Environmental Planning and
 Assessment Act 1979 have been satisfied in relation to the proposed
 subdivision, new road or reserve set out herein.

Signature: 

Registration number:

Consent Authority: Mid-Coast Council

Date of Endorsement: 18 November 2022

Subdivision Certificate number: SC2022/0056

File number: 595/2020/DA

*Strike through inapplicable parts

Plans used in preparation of survey/compilation.

DP1062161, DP833083

Statements of intention to dedicate public roads, create public
 reserves and drainage reserves, acquire/resume land.

Surveyor's Reference: 3103_S1B_2

Signatures, Seals and Section 88B Statements should appear on
 PLAN FORM 6A

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 11 DP1062161

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919.
- Signatures and seals - see 195D Conveyancing Act 1919.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate Number: SC2022/0056.....

Date of Endorsement: 18 November 2022.....

PURSUANT TO Sec.88B OF THE CONVEYANCING ACT 1919

IT IS INTENDED TO CREATE:-

1. RIGHT OF ACCESS AND EASEMENT FOR SERVICES 2.5 WIDE (R)
2. EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (S)
3. EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (T)
4. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (U)
5. RESTRICTION(S) ON THE USE OF LAND
6. POSITIVE COVENANT
7. RESTRICTION(S) ON THE USE OF LAND
8. POSITIVE COVENANT
9. RESTRICTION(S) ON THE USE OF LAND
10. RESTRICTION(S) ON THE USE OF LAND

Lot	Street Number	Street Name	Street Type	Locality
11	13	LAGUNA	COURT	BLACK HEAD
12	9	LAGUNA	COURT	BLACK HEAD
13	11	LAGUNA	COURT	BLACK HEAD
14	5	LAGUNA	COURT	BLACK HEAD
15	3	LAGUNA	COURT	BLACK HEAD
16	1	LAGUNA	COURT	BLACK HEAD
17	1	JAMES FOSTER	DRIVE	BLACK HEAD
18	7	LAGUNA	COURT	BLACK HEAD

If space is insufficient use additional annexure sheet

Surveyor's Reference: 3103_S1B_2

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 11 DP1062161

Subdivision Certificate Number: SC2022/0056

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Surveyor's Reference: 3103_S1B_2

INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE RELEASED AND CREATED AND RESTRICTIONS ON THE USE OF LAND AND POSITIVE COVENANT INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

(Sheet 1 of 6)

Plan

Plan of Subdivision of Lot 11 DP1062161
Covered by Subdivision Certificate No.

Full name and address of

Carolyn Maria Bartlett
66 Highfield Road,
Lindfield NSW 2070

Proprietor of the land

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit a prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1.	Right of Access and Easement for Services 2.5 Wide (R)	18 12	12 18
2.	Easement For Drainage of Sewage 3 Wide (S)	12, 14, 15, 18	Mid-Coast Council
3.	Easement for Drainage of Water 1.5 Wide (T)	18	17
4	Easement For Drainage of Water 3 Wide (U)	14 18	12, 17,18 12
5.	Restrictions on the Use of Land	12, 14, 16, 17, 18	Mid-Coast Council
6.	Positive Covenant	12, 14, 16, 17, 18	Mid-Coast Council
7.	Restrictions on the Use of Land	11, 13, 15	Mid-Coast Council
8.	Positive Covenant	Each Lot	Mid-Coast Council
9.	Restrictions on the Use of Land	Each Lot	Every Other Lot
10.	Restrictions on the Use of Land	11, 12, 13, 15	Mid-Coast Council

INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE RELEASED AND CREATED AND RESTRICTIONS ON THE USE OF LAND AND POSITIVE COVENANT INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

(Sheet 2 of 6)

Plan

Plan of Subdivision of Lot 11 DP1062161
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Full name and address of

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Lindfield NSW 2070

Proprietor of the land

PART 2 (Terms)

1. Right of Access and Easement for Services 2.5 Wide (R) numbered 1 in the plan:

Terms as setout in Part 14 and 11 of Schedule 8 of the Conveyancing Act 1919.

2. Easement for Drainage of Sewage 3 Wide (S) numbered 2 in the plan:

Terms as set out in Part B of Registered Memorandum AF 361750. Any reference to Mid-Coast County Council is a reference to Mid-Coast Council.

3. Restrictions on the Use of Land numbered 5 in the plan:

- 3.1 No dwelling is to be erected on the burdened lot unless it has as a minimum the following:

- a) 5000L rainwater tank collecting 100% of the roof area for reuse in toilets, laundry and outdoors.
- b) Overflow from the rainwater tank directed to a raingarden with 12m² filter area in accordance with approved plans.
- c) Driveway stormwater (excluding battle-axe handle, where applicable) is to be directed to the raingarden.
- d) Drainage from the raingarden to be directed to inter-allotment drainage or Councils stormwater network.
- e) No alterations to the stormwater treatment system is allowed and the stormwater treatment system will be maintained in accordance with the current Mid-Coast Councils "Maintaining your Raingarden" fact sheet.

- 3.2 In the event that on-site stormwater detention is required by Council for applications exceeding a single dwelling, no alteration to the onsite stormwater detention is allowed and the registered proprietor is to ensure on-going maintenance of the on-site stormwater detention system as per the Sec. 68 Stormwater approval.

4. Positive Covenant numbered 6 in the plan:

The Registered proprietor of the burdened lot is to ensure that on-going maintenance is undertaken for the Stormwater Treatment System.

INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE RELEASED AND CREATED AND RESTRICTIONS ON THE USE OF LAND AND POSITIVE COVENANT INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

(Sheet 3 of 6)

Plan

Plan of Subdivision of Lot 11 DP1062161
Covered by Subdivision Certificate No.

Full name and address of

Carolyn Maria Bartlett
66 Highfield Road,
Lindfield NSW 2070

Proprietor of the land

5. Restriction on the Use of Land numbered 7 in the plan:

5.1 No dwelling is to be erected on the burdened lot unless it has as a minimum the following.

- a) 5000L rainwater tank collecting 100% of the roof area reuse in toilets, laundry and outdoors.
- b) Overflow from the rainwater tank is to be directed to inter-allotment drainage or Council's stormwater network.

5.2 In the event that on-site stormwater detention is required by Council for applications exceeding a single dwelling, no alteration to the onsite stormwater detention is allowed and the registered proprietor is to ensure on-going maintenance of the on-site stormwater detention system as per the Sec. 68 Stormwater approval.

6. Positive Covenant numbered 8 in the plan.

The entirety of the burdened lots must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:

- Tree canopy cover should be less than 15% at maturity;
- Trees at maturity should not touch or overhang the building;
- Lower limbs should be removed up to a height of 2 m above the ground;
- Tree canopies should be separated by 2 to 5 m;
- Preference should be given to smooth barked and evergreen trees;
- Large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- Shrubs should not be located under trees;
- Shrubs should not form more than 10% ground cover;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- Grass should be kept mowed: (as a guide grass should be kept to no more than 100mm in height); and
- Leaves and vegetation debris should be removed

7. Restrictions on the Use of Land numbered 9 in the plan.

No dwelling whether a single dwelling or one of two or more attached or detached dwellings shall be erected or permitted to remain on any lot burdened unless it has a living area under the main roof excluding any attached garage, carport or patio of at least one hundred and thirty (130) square metres

- a) No building structure or object shall be erected or permitted to remain on the land unless constructed with new and first quality materials.

INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE RELEASED AND CREATED AND RESTRICTIONS ON THE USE OF LAND AND POSITIVE COVENANT INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

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Plan

Plan of Subdivision of Lot 11 DP1062161
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Lindfield NSW 2070

Proprietor of the land

- b) No building which was previously erected elsewhere shall be re-erected or permitted to remain on the land.
- c) No fence shall be erected or permitted to remain along the street frontage of any lot burdened or along the side boundary in front on the building alignment.
- d) No fence shall be erected or permitted to remain along or adjacent to the southern boundaries of each of Lots 11, 12, 17 and 18 to Blackhead Road, Black Head, unless that fence is a COLORBOND style fence with minimum height of 1.8 metres and of "Evening Haze" colour; or in the event that such colour is no longer manufactured or available, then such other Colorbond colour as most closely resembles "Evening Haze".
- e) For the benefit of any adjoining land owned by Carolyn Maria Bartlett but only during the ownership thereof by Carolyn Maria Bartlett or her successors and assigns other than purchasers on sale no fence shall be erected on the land to divide the same from such adjoining land without the consent of Carolyn Maria Bartlett but such consent shall not be withheld if such fence is erected without expense to Carolyn Maria Bartlett and in favour of any person dealing with the transferee such consent shall be deemed to have been given in respect of every such fence for the time being erected.
- f) That the expression "the land" where herein used shall be deemed to refer separately and severally to each lot burdened.

8. Restrictions on the Use of Land numbered 10 in the plan.

8.1 The habitable ground floor level of any building on its respective lot must not be below the levels as follows:

- a) Lot 11 – 5.45m AHD (Australian Height Datum)
- b) Lot 12 – 5.5m AHD (Australian Height Datum)
- c) Lot 13 – 4.9m AHD (Australian Height Datum)
- d) Lot 15 – 4.95m AHD (Australian Height Datum)

INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE RELEASED AND CREATED AND RESTRICTIONS ON THE USE OF LAND AND POSITIVE COVENANT INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

(Sheet 5 of 6)

Plan

Plan of Subdivision of Lot 11 DP1062161
Covered by Subdivision Certificate No.

Full name and address of

Carolyn Maria Bartlett
66 Highfield Road,
Lindfield NSW 2070

Proprietor of the land

NAME OF AUTHORITY whose consent is required to release, vary or modify Easements, Restrictions and Positive Covenant numbered 1, 2, 3, 4, 5, 6, 7, 8 and 10 in Part 1.

Mid Coast Council.

NAME OF PERSON empowered to release vary or modify restriction numbered 9 in Part 1.

Carolyn Maria Bartlett (and in the event of her death, her executors and trustess) but only for such time as the said Carolyn Maria Bartlett or her executors and trustess own any of Lots 11-18 inclusive and then any adjoining lot owner within this subdivision.

EXECUTED by MID-COAST COUNCIL by its duly authorised delegate pursuant to section 377 Local Government Act 1993 (NSW) and in the presence of:



Witness (Signature)

Sarah Hawke

Name of Witness (Print Name)



Authorised Delegate (Signature)

Adam Matlawski

Name of Authorised Delegate (Print Name)

C/- 2 Biripi Way Taree NSW 2430

Address of Witness (Print Address)

C M Bartlett

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE RELEASED AND
CREATED AND RESTRICTIONS ON THE USE OF LAND AND POSITIVE COVENANT INTENDED TO
BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

(Sheet 6 of 6)

Plan

Plan of Subdivision of Lot 11 DP1062161
Covered by Subdivision Certificate No.

Full name and address of

Carolyn Maria Bartlett
66 Highfield Road,
Lindfield NSW 2070

Proprietor of the land

SIGNED by the said **CAROLYN MARIA BARTLETT** in the presence of:

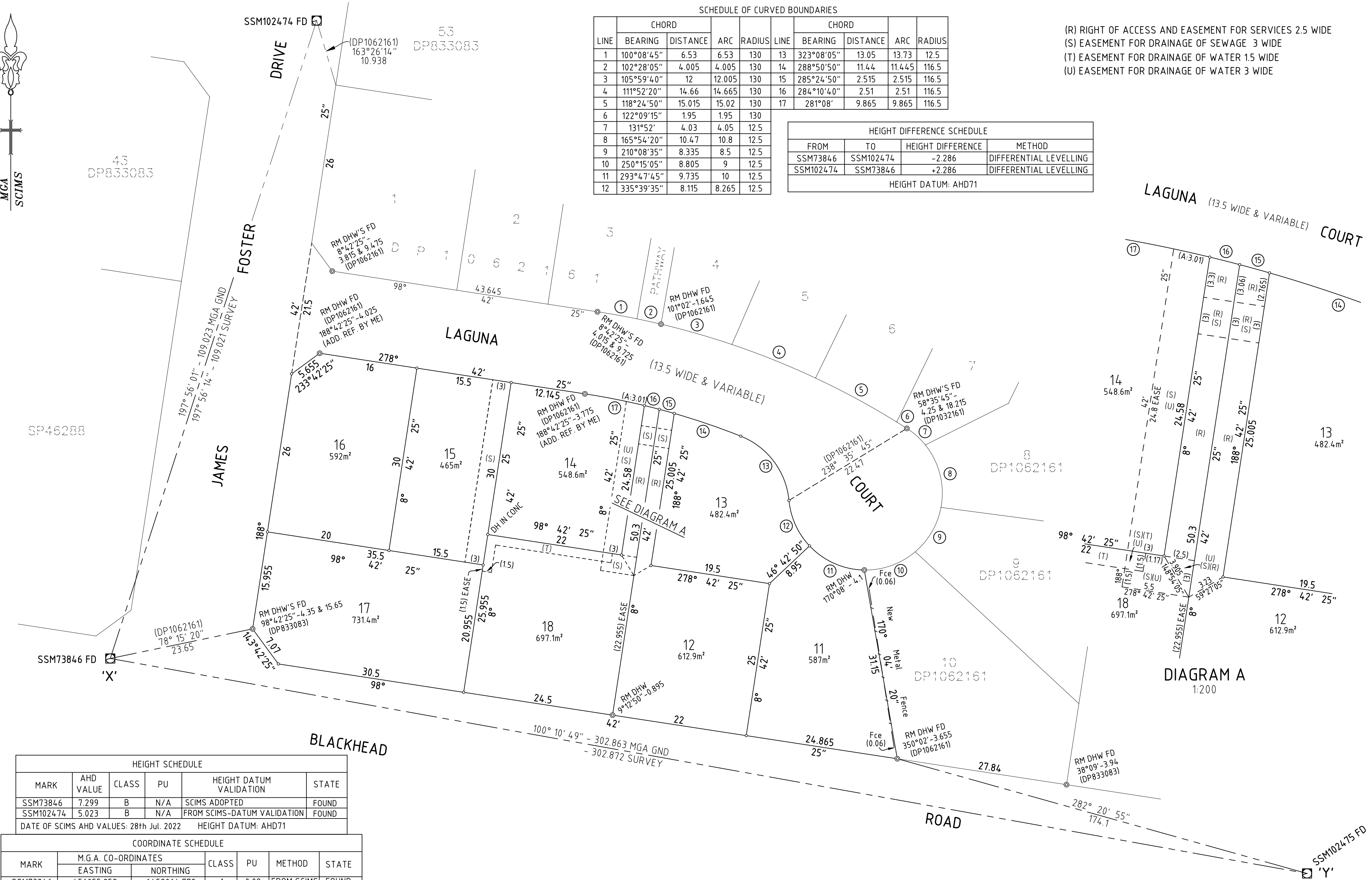
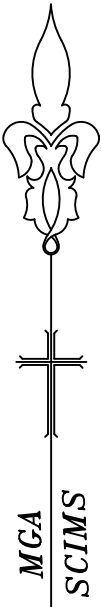
C M Bartlett (Signature)

Witness (Signature)

Name of witness (Print Name)

Address of Witness (Print Address)

C M Bartlett



SCHEDULE OF CURVED BOUNDARIES								
LINE	CHORD		ARC	RADIUS	LINE	CHORD		RADIUS
	BEARING	DISTANCE				BEARING	DISTANCE	
1	100°08'45"	6.53	6.53	130	13	323°08'05"	13.05	13.73
2	102°28'05"	4.005	4.005	130	14	288°50'50"	11.44	11.445
3	105°59'40"	12	12.005	130	15	285°24'50"	2.515	2.515
4	111°52'20"	14.66	14.665	130	16	284°10'40"	2.51	2.51
5	118°24'50"	15.015	15.02	130	17	281°08'	9.865	116.5
6	122°09'15"	1.95	1.95	130				
7	131°52'	4.03	4.05	12.5				
8	165°54'20"	10.47	10.8	12.5				
9	210°08'35"	8.335	8.5	12.5				
10	250°15'05"	8.805	9	12.5				
11	293°47'45"	9.735	10	12.5				
12	335°39'35"	8.115	8.265	12.5				

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM73846	SSM102474	-2.286	DIFFERENTIAL LEVELLING
SSM102474	SSM73846	+2.286	DIFFERENTIAL LEVELLING
HEIGHT DATUM: AHD71			

(R) RIGHT OF ACCESS AND EASEMENT FOR SERVICES 2.5 WIDE
(S) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE
(T) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
(U) EASEMENT FOR DRAINAGE OF WATER 3 WIDE

DIAGRAM A
1:200

HEIGHT SCHEDULE					
MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
SSM73846	7.299	B	N/A	SCIMS ADOPTED	FOUND
SSM102474	5.023	B	N/A	FROM SCIMS-DATUM VALIDATION	FOUND
DATE OF SCIMS AHD VALUES: 28th Jul. 2022 HEIGHT DATUM: AHD71					

COORDINATE SCHEDULE						
MARK	M.G.A. CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM73846	456055.852	6452064.772	A	0.02	FROM SCIMS	FOUND
SSM102474	456089.409	6452168.458	B	0.02	FROM SCIMS	FOUND
SSM102475	456353.833	6452011.262	B	0.02	FROM SCIMS	FOUND
DATE OF SCIMS CO-ORDINATES: 28th July 2022 MGA ZONE: 56 MGA DATUM: GDA2020 COMBINED SCALE FACTOR 0.999618						

SURVEYOR Name: Steven Peter Whiteman Date: 09/08/2022 Reference: 3103_S1B_2	PLAN OF SUBDIVISION OF LOT 11 DP1062161	L.G.A.: MID-COAST Locality: BLACK HEAD Reduction Ratio: 1:400 Lengths are in metres	REGISTERED	DP
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